



\* £350,000- £400,000 \* WALK TO TRAIN STATION AT SOUTHEND AIRPORT \* PARKING FOR FOUR PLUS GARAGE \* SIDE EXTENSION \* PLANS PASSED FOR LARGE REAR EXTENSION \* FOUR BEDROOM LAYOUT \* This spacious and stylish family home, offers four bedrooms because of the side extension with yet more potential as there are plans approved for a rear extension. Downstairs, you will find a large L-shaped lounge-diner with separate workstation/desk area, a fitted kitchen, downstairs w/c, utility cupboard and the fourth bedroom. While upstairs, there are three more bedrooms and a three-piece family bathroom. Externally, there is ample parking on the block paved driveway and a garage to the rear of the especially spacious garden for an additional parking space. For schooling, both the Prince Avenue and Eastwood Academies are within catchment, while the grammar schools are very close by. The Airport and train station, A127, amenities and bus links are all only a walk away, while Southend Seafront and shopping facilities, as well as the fashionable Leigh Broadway, are only a short drive away. This family home is a must-view!

- Huge side extension
- Garage to rear of property for additional parking
- Ample storage throughout with Utility cupboard/Room
- Walk to Train Station (Southend Airport) for commuters
- Close to amenities and grammar schools
- Parking for four vehicles on block paved driveway
- Four bedroom layout
- Large rear garden with access back to front of property
- Double Glazing and Gas Central Heating
- Quick access to bus links, the A127, Southend Airport and Hospital

## Dolphins

Westcliff-on-Sea

**£350,000**

Price Guide



# Dolphins



## Frontage

Parking for up to four vehicles on a recently laid block paved driveway with an overhanging front porch and UPVC double glazed obscured front door leading to.

## Entrance Hallway

Access to w/c, storage cupboard, utility cupboard/room, radiator with decorative wooden cover, skirting, wood effect laminate flooring.

## Lounge-Diner

22'3" > 73'8" x 19'8" > 10'7"

UPVC double glazed sliding door and separate UPVC double glazed door and sidelights to rear aspect for garden access with a front facing UPVC double glazed dual aspect window, three radiators, separate workstation/desk area, skirting, wood effect laminate flooring.

## Kitchen

UPVC double glazed door and window to rear aspect for garden access, shaker style kitchen units both wall mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap set into wood effect laminate worktops, freestanding cooker with tiled splashback, freestanding fridge/freezer, breakfast bar, radiator, skirting and tile effect lino flooring.

## Downstairs W/C

5'10" x 3'2"

UPVC double glazed obscured window to front aspect, low-level w/c, vanity unit with wash basin and matt black mixer tap, partially tiled walls, tiled flooring.

## Downstairs Bedroom

12'7" x 8'1"

UPVC double glazed window to front aspect, radiator, skirting, carpet.

## First Floor Landing

Winder staircase rises to first floor landing with loft access, airing cupboard, radiator, doors to all rooms, skirting, and carpet.

## Master Bedroom

12'5" x 11'8"

UPVC double glazed window to front aspect, large set of built-in wardrobes, radiator, skirting, carpets.

## Bedroom Two

12'3" x 11'7"

UPVC double glazed window to rear aspect, large set of built-in wardrobes, radiator, skirting, carpet.

## Bedroom Four

8'10" x 8'7".m

UPVC double glazed window to rear aspect, built-in wardrobe, radiator, skirting, carpet.

## Three-Piece Family Bathroom

6'3" x 5'6"

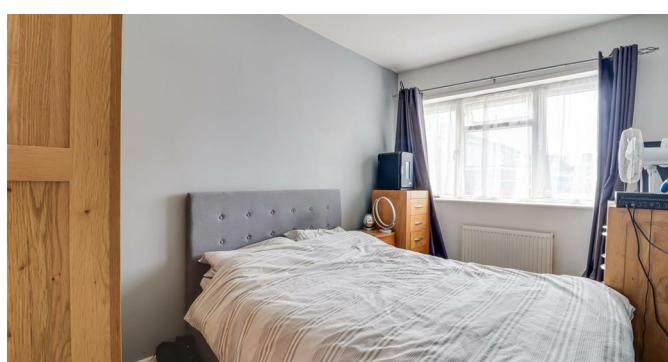
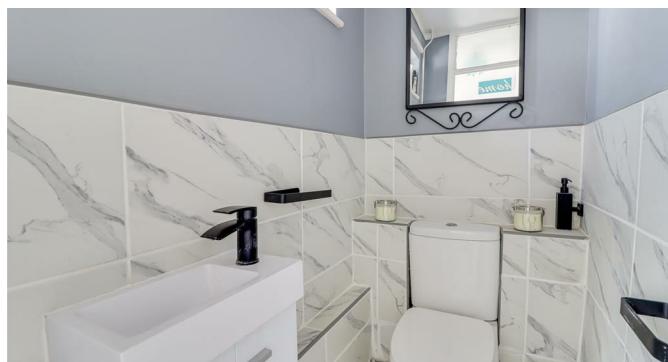
Obscure UPVC double glazed window to front aspect, bath with shower over, vanity unit with wash basin and chrome mixer tap, low-level w/c, radiator, fully tiled walls and floor.

## Rear Garden

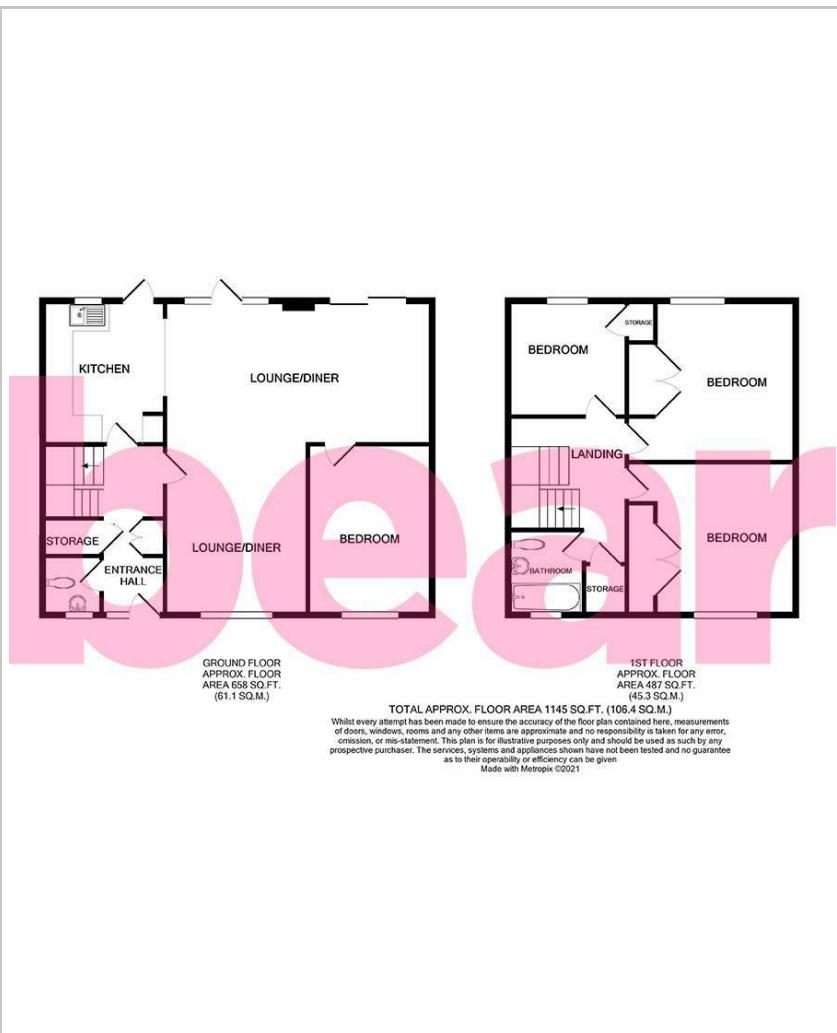
Commences with a patio area and the rest is mostly laid to lawn with a pathway leading to the rear access back to front of property, with planting border to left-hand side.

## Garage

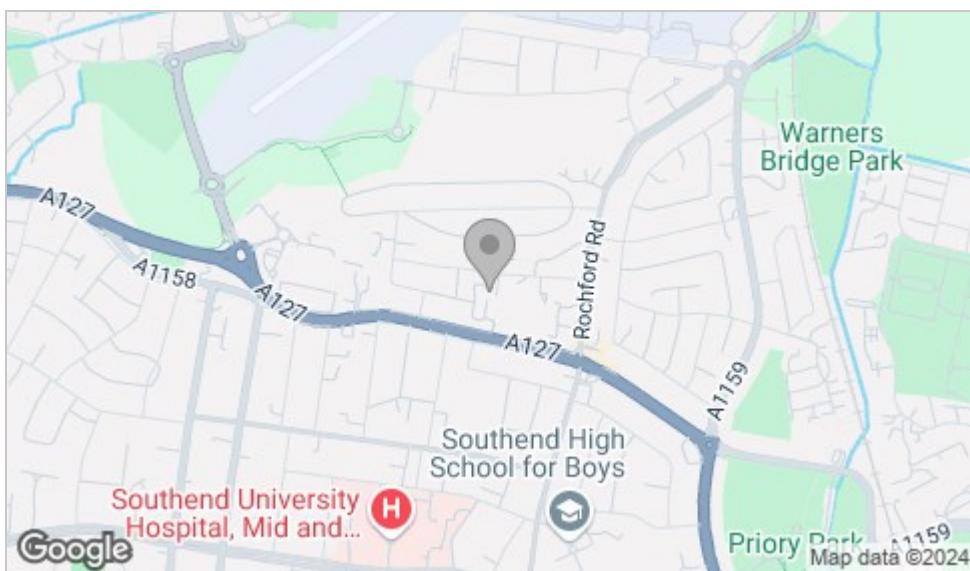
Single garage with up and over door.



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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